

Truuli



Streatham High Road, London, SW16 3QE

£400,000 Leasehold

- Large windows to let natural light in
- En-suite shower room
- A short walk to Streatham common
- Allocated parking space
- Communal garden area
- Two equal sized bedrooms

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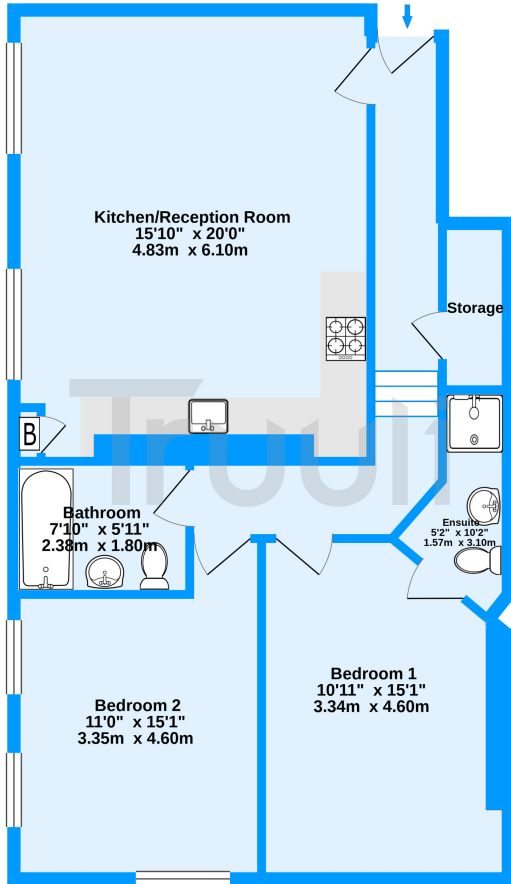
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** Vendors comments** "A beautifully decorated two bedroom two bathroom flat in a gated development on Streatham High road, Streatham.

The current homeowner has lived in the property for over 10 years and has been happy here in this time. The flat benefits from having an intercom system, a large and inviting entrance hall, open plan kitchen reception with large double glazed windows that let in an abundance of natural light, a family bathroom, a primary bedroom with en suite shower room and a second double bedroom.

The flat is located within easy reachable distance of three local train stations, Norbury, Streatham and Streatham Common. The famous Streatham common and its Rookery are literally just across the rode, perfect for a nice stroll or family picnic. Viewings are advised.

Ground Floor
797 sq.ft. (74.0 sq.m.) approx.



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TOTAL FLOOR AREA : 869sq.ft. (80.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	66
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

